Davidson County DEEDWARR
Recvd: 11/30/04 11:00 3pgs
Fees:18.00 Taxes:240.50
20041130-0142068

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 19th day of **November, 2004, by and between EDNA E. DURHAM*, A WIDOW, hereinafter called Grantor, and GREGORY F. RICHARDSON and DEBORAH D. RICHARDSON, HUSBAND AND WIFE, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, EDNA E. DURHAM, A WIDOW, as Grantor, does hereby bargain, sell, transfer and convey unto GREGORY F. RICHARDSON and DEBORAH D. RICHARDSON, HUSBAND AND WIFE,hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as BIDWELL ROAD, JOELTON, TENNESSEE 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

***The said EDNA E. DURHAM a/k/a EDNA EARLE DURHAM.**

WITNESS the hand and seal of Grantors on the day and year first above written.

Edna E. Durham
EDNA E. DURHAM
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, EDNA E. DURHAM, A WIDOW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of November, 2004.

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

GREGORY F. RICHARDSON and DEBORAH D. RICHARDSON, HUSBAND AND WIFE
9622 Bidwell Road
Joelton, Tn 37080

Property Address:

BIDWELL ROAD
JOELTON, TENNESSEE 37080

Person Responsible for Taxes:

GREGORY F. RICHARDSON AND DEBORAH D. RICHARDSON
9622 Bidwell Road
Joelton Tn 37080

Map & Parcel #: MAP 14, PARCEL 120

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$65000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 19 day of **November, 2004.**

Notary Public

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 04-242J

EXHIBIT 'A'

Land lying in the city of Nashville, Davidson County, Tennessee, and being bounded on the north by the Gregory Richardson property of record in Instrument No. 20010309-0022894 in the Register's Office for Davidson County, Tennessee, (R.O.D.C., Tn), on the east by the Mallard and Danko property of record in Instrument No. 20031121-0169759 (R.O.D.C., Tn), on the south by Bidwell Road, and on the west by the Goldtrap property of record in Instrument No. 20010710-0073236 (R.O.D.C., Tn) being known as Map 14, Parcel 120.00 and more particularly described as follows;

Beginning at an iron pin old in the northerly right-of-way of Bidwell Road, at the southwest corner of said Mallard and Danko property;

Thence with said right-of-way of Bidwell Road along a curve to the left having a radius of 912.03, a delta angle of 23 deg-07'-32", the chord being N 64 deg 22' 19" W - 365.62' for an arc length of 368.11 to an iron pin new at the southeast corner of the Goldtrap property;

Thence, with Goldtrap's easterly line, N 16 deg. 18' 48" E - 491.08' to an iron pin new in the southerly line of the Gregory Richardson property; Thence with Richardson, N 83 deg. 33' 10" E - 231.03' to an iron pin old;

Thence, continuing with Richardson, N 66 deg 15' 05" E - 231.01' to an iron pin old at the northwest corner of the aforementioned Mallard and Danko property;

Thence, S 18 deg 25' 24" W - 788.85' to the POINT OF BEGINNING, containing 226,335 square feet, or 5.20 acres, more or less.

Being a portion of the same property conveyed to TRUMAN E. DURHAM AND WIFE, EDNA EARLE DURHAM, by Warranty Deed from C. W. FITZGERALD AND WIFE, LAURA MARGARET FITZGERALD, of record in Book 4342, page 983 and in Book 6328, page 370, Register's Office for DAVIDSON County, Tennessee. Subsequently, the said TRUMAN E. DURHAM having since died January 5, 1993, leaving said property vested in EDNA EARLE DURHAM.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 14, PARCEL 120).

2. Unrecorded easements for roads and utilities, if any.